

Certificate of Notice Page 1 of 3
 United States Bankruptcy Court
 Eastern District of Pennsylvania

In re:
 Gregory W. Watkins
 Uraina Watkins
 Debtors

Case No. 17-16815-elf
 Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2

User: Randi
 Form ID: pdf900

Page 1 of 1
 Total Noticed: 2

Date Rcvd: May 07, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 09, 2019.

db #+Gregory W. Watkins, 217 E. 5th Street, Lansdale, PA 19446-2611
 jdb +Uraina Watkins, 217 E. 5th Street, Lansdale, PA 19446-2611

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
 NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update.
 While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 09, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 7, 2019 at the address(es) listed below:

ALBERT JAMES MILLAR on behalf of Creditor PA Dept of Revenue RA-occbankruptcy3@state.pa.us,
 RA-occbankruptcy6@state.pa.us
 KEVIN G. MCDONALD on behalf of Creditor Pennsylvania Housing Finance Agency
 bkgroup@kmlawgroup.com
 LEON P. HALLER on behalf of Creditor Pennsylvania Housing Finance Agency lhaller@pkh.com,
 dmaurer@pkh.com;mgutshall@pkh.com
 PAUL H. YOUNG on behalf of Debtor Gregory W. Watkins support@ymalaw.com, ykaecf@gmail.com,
 paullawyers@gmail.com,pyoung@ymalaw.com;youngpr83562@notify.bestcase.com
 PAUL H. YOUNG on behalf of Joint Debtor Uraina Watkins support@ymalaw.com, ykaecf@gmail.com,
 paullawyers@gmail.com,pyoung@ymalaw.com;youngpr83562@notify.bestcase.com
 REBECCA ANN SOLARZ on behalf of Creditor Pennsylvania Housing Finance Agency
 bkgroup@kmlawgroup.com
 United States Trustee USTPRegion03.PH.ECF@usdoj.gov
 WILLIAM C. MILLER, Esq. ecfemails@phl3trustee.com, philaecf@gmail.com

TOTAL: 8

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Uraina Watkins
Gregory W. Watkins

Debtors

PENNSYLVANIA HOUSING FINANCE AGENCY
Movant

vs.

Uraina Watkins
Gregory W. Watkins

Debtors

William C. Miller Esq.

Trustee

CHAPTER 13

NO. 17-16815 ELF

11 U.S.C. Sections 362 and 1301

ORDER

AND NOW, this 7th day of May, 2019 at Philadelphia, upon failure of Debtors and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: the Motion for Relief from the Automatic Stay is **GRANTED** and the automatic stay under 11 U.S.C. Section 362, is **MODIFIED** with respect to the subject premises located at 217 East 5th Street, Lansdale, PA 19446 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its *in rem* rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



**ERIC L. FRANK
U.S. BANKRUPTCY JUDGE**

Uraina Watkins
217 E. 5th Street
Lansdale, PA 19446

Gregory W. Watkins
217 E. 5th Street
Lansdale, PA 19446

Paul H. Young, Esq.
Young, Marr & Associates
3554 Hulmeville Road
Suite 102
Bensalem, PA 19020

William C. Miller Esq.
P.O. Box 1229
Philadelphia, PA 19105

KML Law Group, P.C.
Suite 5000 – BNY Mellon Independence Center
701 Market Street
Philadelphia, PA 19106-1532